



The Corporation of Norfolk County

By-Law 2025-65

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, known as 10 Highway 59, Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of parts 1 and 2 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Development (D) Zone and Service Commercial (CS) Zone to Urban Residential Type 4 Zone (R4) with special provision 14.1095;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1095 as follows:

14.1095 In lieu of the corresponding provisions, the following shall apply:

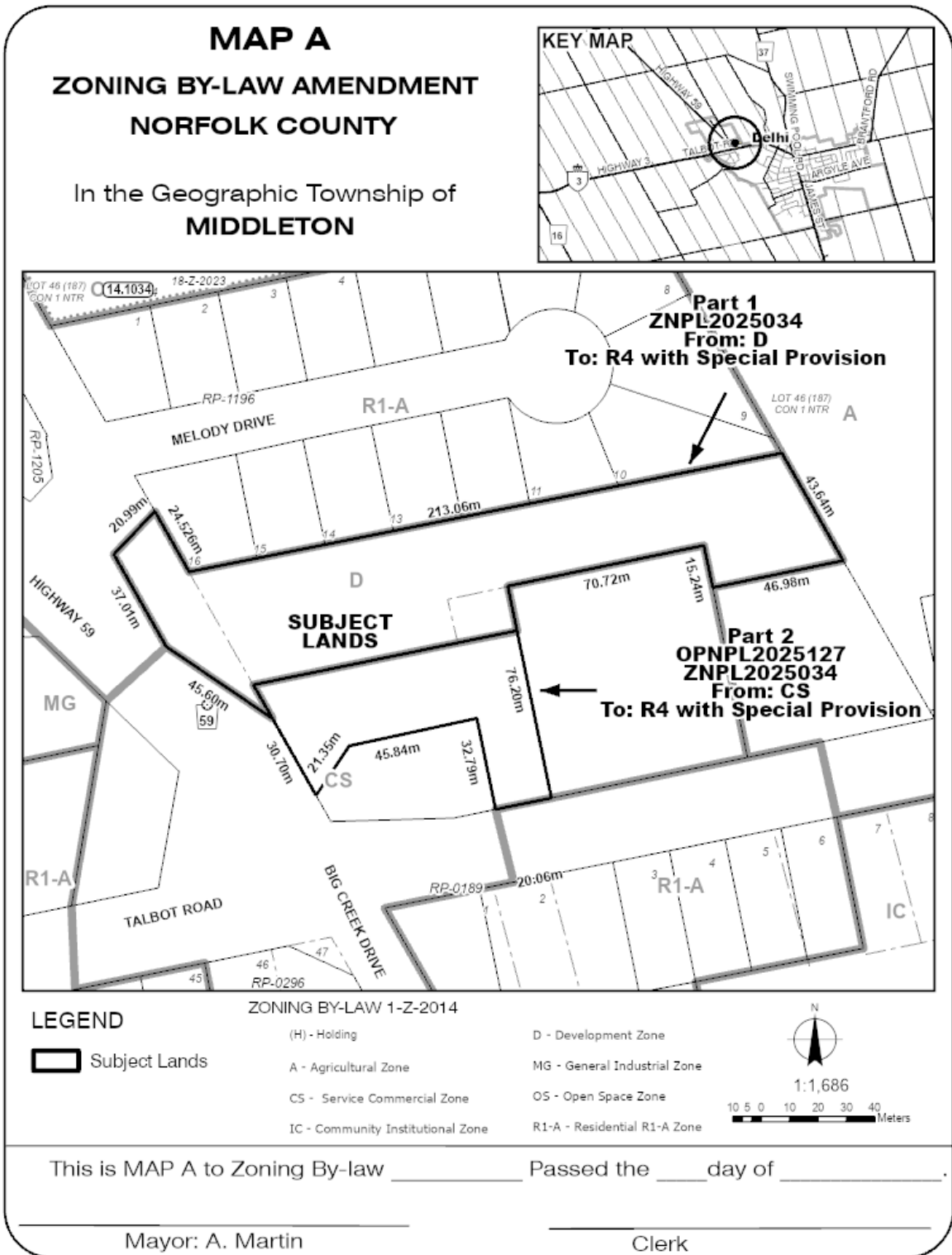
- a) In addition to the uses *permitted* in the R4 Zone, *single detached dwellings* shall be a *permitted* use.
- b) The following uses shall not be *permitted*:
 - i. *group townhouse*
 - ii. *stacked townhouse*
 - iii. *street townhouse*
 - iv. *semi-detached dwelling*
 - v. *duplex*
 - vi. *tri-plex*
 - vii. *four-plex*

- c) The *street townhouse* provisions shall apply.
 - d) The *rear yard* shall be defined as the easterly most property line.
 - e) The *front lot line* shall be defined as the *lot line* on Hawtrey Road.
 - f) The *exterior lot lines* shall be defined as the lot lines on Highway 59 and Highway 3.
 - g) All other *lot lines* that are not a *rear lot line* or *front lot line* shall be deemed *interior side lot lines*.
 - h) The definition of a *lot* shall not apply to individual condominium units. A *lot* shall mean the entire condominium block.
 - i) A private condominium road shall not be deemed an *improved street*.
 - j) Visitor *parking spaces* shall be *permitted* within the *required front yard*.
 - i) In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:
 - i. minimum *lot frontage*: 20 metres;
 - ii. minimum *exterior side yard*: 4 metres;
 - iii. minimum *interior side yard*: 2.6 metres;
 - iv. minimum *rear yard*: 3 metres;
 - v. minimum separation between *townhouse dwellings*: 1.8 metres
 - vi. *Landscaped area*: not applicable.
3. That this By-Law shall become effective upon final approval of the related Amendment number 170 to the Norfolk County Official Plan.

Enacted and passed this 23rd day of September, 2025.

Mayor: A. Martin

County Clerk: W. Tigert



**Explanation of the Purpose and Effect of
By-Law 2025-65**

This by-law affects a parcel of land described as MID CON NTR PT LOT 187 PT RD ALLOW RP 37R11418 PART 1 TO 5, located at 10 Highway 59, Norfolk County.

The purpose of this By-law is to change the zoning on the subject lands from Development (D) and Service Commercial (CS) to Urban Residential Type 4 (R4) with a special provision. This would facilitate the development of a 25-unit single detached residential condominium.